

## Attachment "B"

## Development Parameters

Space Summary		GBA*	# of Units	# of Stories	Land Allocation (acres)	
Residential		3,000,000	To be determined in conjunction with the parameters established with the Town of Hempstead	To be determined in conjunction with the parameters established with the Town of Hempstead	Land allocation to be determined; calculations would include shared parking and common infrastructure allocations	
Office		600,000				
Retail		500,000				
Restaurant		incl above				
Entertainment (non-arena)		incl above				
Hotel		300,000				
Other		300,000				
Totals		4,700,000				
FAR**		app 1.5				

\*Gross Building Area  
\*\* Floor Area Ratio

Development Parking		Total # of Spaces	# of Structured	# of Surface	# of Off-Site	% Shared with Other Use
Residential			Extensive structured will be used. Exact amounts will be determined based on discussions with the Town of Hempstead.		To be determined based on maximizing use of surrounding facilities incl. properties owned by partnership; Partnership has access to an additional 6,200 spots at their neighboring sites	Primary sharing will be between non-residential uses based on varied peaks
Office						
Retail						
Restaurant						
Entertainment (non-arena)						
Hotel						
Other						
Total Parking						
		10,000 to 13,000				
Total GBA						

Coliseum Building Status			
Continued Use (Y/N)		Y	
Demolition (Y/N)		N	
Expansion Only			
	Increase in Square Footage		see below
	Construction Timing (Commence/Complete)		see below
	Anticipated Costs		see below
Renovation Only			
	Increase in Square Footage		
	Construction Timing (Commence/Complete)		Staged over 3 years
	Anticipated Costs		320,000,000 inclusive of parking
Alternate Use (Y/N)			
Coliseum Parking		# and Cost of Spaces On-Site, Structured	Number
		# and Cost of Spaces On-Site, Non-Structured	Cost
		# and Cost of Spaces Off-Site, Structured	included above
		# and Cost of Spaces Off-Site, Non-Structured	included above
	Construction Timing		Commence Complete
			Staged over 3+ years utilizing adjacent properties owned by partnership to minimize disruption

Development Construction Costs		Hard Costs	Soft Costs	Total Costs
Residential				
Office				
Retail				
Restaurant				
Entertainment (non-arena)				
Hotel				
Infrastructure (site improvement/parking)				
Other				
Sub-totals		1,100,000	400,000	1,500,000

Development Timing		Commence	Complete
Planning/SEQRA		2006	2007
Zoning Approvals			
Construction		2007	2012
Lease-up/Sell-out		2009	2013
Stabilized Occupancy		2010	2014

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**Development Parameters**

**Development Notes**

Our program is based upon the concept of creating a vibrant multi-use modern suburban center for Nassau County anchored by a transformed Nassau Coliseum that retains Long Island's only major sports franchise and attracts the best live entertainment for the benefit of all Long Island. Our vision is designed to leverage the potential benefits of incorporating the surrounding sites controlled by the venture (Marriott Hotel (including its easement on the 77 acre site), Reckson Plaza and its neighboring 8 acres, Omni Plaza) creating the ability for a 150 acre master plan. Final determination of the overall site plan, density and allocation of product type will be determined in conjunction with the Town of Hempstead.

The specifics presented herein are subject to change based upon market conditions and, of course, dialogue with the Town of Hempstead, whose zoning authority will ultimately control the mix of uses on the site, in order to most appropriately address the needs, concerns and opportunities presented by the community.

Highlights include:

- transformed Coliseum
- taking advantage of incorporating the surrounding properties results in a vibrant, multi-use modern suburban center
- solves complications with existing Marriott site easement
- maximizes ability to share parking through facilities owned by partnership
- over 16 acres of green and plaza spaces
- only proposal addressing need for new industry (sports technology) and incorporating local universities and diversifying jobs base
- only proposal adding to diversity of sports offerings and appealing to new sports markets including NCAA tournaments
- only proposal addressing the need for site to distinguish itself to attract new tourism
- 250,000+ square feet of convention/exhibition space through interconnected multi-function space